

# 36 WILLICOMBE PARK

Guide Price £350,000  
(other fees apply)



*It can only be Audley.*



A  
AUDLEY  
VILLAGES

A spacious two-bedroom ground floor maisonette with outside space, close proximity to the main house with its facilities.

Accommodation comprises of a spacious lounge/diner, fitted kitchen, main bedroom with ensuite shower/WC, a second bedroom and a family shower/WC off the hallway. Free parking is provided nearby.

### Key Features

- Spacious main bedroom with en suite shower
- Separate kitchen with integrated appliances including fridge, freezer, oven and dishwasher
- Large double aspect lounge-diner
- Outside terrace/space
- Double glazed and centrally heated
- Family bathroom with shower

Furniture shown for illustrative purposes only and are not included in the sale.

### Fees

Monthly management fee £1,064.58

Annual ground rent £200

Parking: No parking fees apply

Council Tax Band: D

**Tenure:** Leasehold

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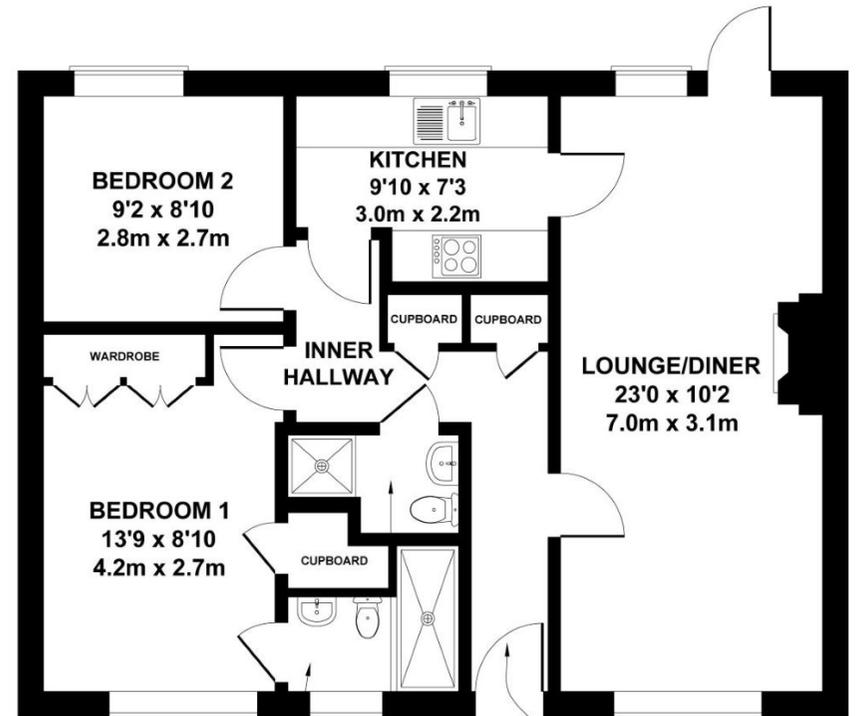
Audley owners have our firm undertaking that their monthly management fee will increase only once a year. A deferred management charge also applies to this property, please ask the sales team for more information.

Viewing by appointment with the sales office.

01892 457 002 [willicombesales@audleyvillages.co.uk](mailto:willicombesales@audleyvillages.co.uk)



Internal Measurements	Metric (m)	Imperial (ft)
Main bedroom	4.2 x 2.7	13'9" x 8'10"
Kitchen	3.0 x 2.2	9'10" x 7'3"
Lounge-diner	7.0 x 3.1	23'0" x 10'2"
Bedroom two	2.8 x 2.7	18'4" x 14'9"



EN-SUITE 6'7 x 5'7  
2.0m x 1.7m

SHOWER ROOM 6'7 x 4'3  
2.0m x 1.3m

ENTRANCE HALL

APPROX. FLOOR AREA 694 SQ.FT.  
(64.4 SQ.M.)

Built in wardrobes in bedrooms have not been included in the overall dimensions. Maximum measurements shown.

Furniture shown to illustrate possible room layouts and not included in sale.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73   c	75   c
55-68	D		
39-54	E		
21-38	F		
1-20	G		

